

ADOPTED

MEMORANDUM

JUNE 9, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 46 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			<u>Deferral</u>
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	3	1	1	
Back Bay	2	1		
Beacon Hill	2			
Charlestown	1			
Chinatown				
City Proper			1	
Dorchester		1	2	3
East Boston	3			
Fenway				
Government Center				
Hyde Park				
Jamaica Plain				
Kenmore				
Mattapan				
North End				
Roslindale	1		1	
Roxbury	4			1
South Boston	4	3	1	3
South Cove	1			
South End				1
West Roxbury	1			

Allston-Brighton

Denial Z-11335. 80 Allston St. Two to three family dwelling.

Denial Z-11570. 45 Hopedale St. Five apartments.
w/o
Prejudice

Approval Z-11731. 957 Commonwealth Avenue, IPOD
Approval Z-11427. 176 Lincoln St. Loading dock.
Approval Z-11506. 29 Commonwealth Terr. Enclose porches.
Approval Z-11570. 70-90 Leo Birmingham Parkway. Addition.

Back Bay

Approval Z-11395. 431-439 Boylston St. T.V. Workshop.
Denial Z-11522. 290 Commonwealth Ave. Deck and greenhouse addition.
Approval Z-11592. 384 Marlborough St. Garden wall.

Beacon Hill

Approval Z-11589. 33 Garden St. Four to five apartments.
Approval Z-11505. 127 Charles St. Four to six apartments.

Charlestown

Approval Z-11645. 275 Main St. Additions to real estate agency.

City Proper

Denial Z-11558. 128A-128 Tremont St. Take out restaurant.
w/o
Prejudice

Dorchester

Denial Z-11556- 40-46 Callender St. Two family dwellings.
w/o 11557.
Prejudice

Deferral Z-11560. 34 Algonquin St. One family to lodging house.

Denial Z-11561- 10-12 Newport St. Subdivide.
11562

Deferral Z-11575. 45 Kimball St. Ancillary parking.

Deferral Z-11593 775-781 Adams St. Addition.

Denial Z-11675- 17-23A Faulkner St. Five apartments.
w/o
Prejudice

Approval Z-11704- 152 & 159 Callender St., 10 Mascot St., 32 Floyd St.,
11708 160 Woodrow Ave. Five three apartment structures.

East Boston

- Approval Z-11566. 46 Waldmar Ave. Dormer Addition.
- Approval Z-11576. 205 Sumner St. Three storry office structure.
- Approval Z-11142. 73 Addison St. Storage addition.

Roslindale

- Denial Z-11577. 343 Metropolitan Ave. Two family dwelling.
w/o
Prejudice
- Approval Z-11586. 47 Metropolitan Ave. One to two family dwelling.

Roxbury

- Approval Z-11423. 154 Homestead St. six to eight apartments.
- Approval Z-11424. 91-91A Marcella St. Two to three family dwelling.
- Approval Z-11428. 2-4 Tupelo St. Two to four family dwelling.
- Deferral Z-11433. 21-23 Lambert St. Three family dwelling.
- Approval Z-11480. 110 Thornton St. Two to three family dwelling.

South Boston

- Approval Z-11567. 12 Linden St. Legalize two family dwelling.
- Approval Z-11571. 164-168 Emerson St. Legalize five family dwelling.
- Approval Z-11573- 174-176 Bowen St. Subdivision.
11574.
- Deferral Z-11596. 92 G St. Legalize three family dwelling; erect roof deck.
- 7 Deferral Z-11604. 880 East Sixth St. Thirty to thirty one apartments.
- Deferral Z-11605. 131 West Seventh St. One to three family dwelling.
- Denial Z-11621. 317 Silver St. Legalize four family dwelling.
- Approval Z-11754. 203-205 I St. Rear deck addition.
- Approval Z-11474- 283-285 E. St. Subdivide.
11475
- Denial Z-11477- 36-42 O St. Subdivision.
11478.

Deferral Z-11579. 690 Dorchester Ave. Three apartment townhouse.

South Cove

Approval Z-11590. 16 Winchester St. One story addition.

South End

Deferral Z-11602. 543 Massachusetts Ave. School to five apartments.

West Roxbury

Approval Z-11572. 11 Altacrest Rd. Dormer addition.

BOARD OF APPEAL REFERRALS

JUNE 9, 1988

		<u>Hearing</u>	
1.	Z-11142	6/21/88	Coverall Realty Trust 73 Addison Street, East Boston
2.	Z-11395	6/28/88	Estelle Davids 431-439 Boylston Street, Boston
3.	Z-11423	6/14/88	Thomas J. Donnelly 151 Homestead Street, Roxbury
4.	Z-11424	6/14/88	George Herbert 91-91A Marcella Street, Roxbury
5.	Z-11427	6/14/88	Casey Brothers Trust 176 Lincoln Street, Brighton
6.	Z-11428	6/14/88	George Greer 2-4 Tupelo Street, Roxbury
7.	Z-11433	6/14/88	Leo Osgood 21-23 Lambert Street, Roxbury
8.	Z-11474-11475	6/28/88	Catherine A. Fitzgerald 283-285 E Street, South Boston
9.	Z-11477-11478	6/28/88	James W. McKittrick 36-42 O Street, South Boston
10.	Z-11480	6/14/88	George Phillips 110 Thornton Street, Roxbury
11.	Z-11505	6/21/88	Susan Stevenson & Douglas Friend 127 Charles Street, Boston
12.	Z-11506	6/21/88	Hen Wom Ng 29 Commonwealth Terrace, Brighton
13.	Z-11520	6/21/88	O & W Realty Trust 70-90 Leo M. Birmingham Parkway, Brighton
14.	Z-11522	6/14/88	James B. Thomson 290 Commonwealth Avenue, Boston
15.	Z-11556-11557	6/21/88	Pierre and Crena Joseph 40-46 Callender Street, Dorchester
16.	Z-11558	6/14/88	Marilyn Joan Lapidus 128-128A Tremont Street, Boston
17.	Z-11559	6/14/88	George Galanis 80 Allston Street, Allston

*not included in original submission

BOARD OF APPEAL REFERRALS

JUNE 9, 1988

		<u>Hearing</u>	
18.	Z-11560	6/14/88	Willa Mae Brothers 34 Algonquin Street, Dorchester
19.	Z-11561-11562	6/14/88	Robert B. Gersten 10-12 Newport Street, Dorchester
20.	Z-11566	6/14/88	Steven Goodwin 46 Waldemar Avenue, East Boston
21.	Z-11567	6/14/88	Martin J. Hogan 12 Linden Street, South Boston
22.	Z-11570	6/21/88	Henry L. Chan 45 Hopedale Street, Brighton
23.	Z-11571	6/14/88	Akmal Maowed 164-186 Emerson Street, South Boston
24.	Z-11572	6/21/88	Martin Lydon 11 Altacrest Road, West Roxbury
25.	Z-11573-11574	6/21/88	William P. McLaughlin 174-176 Bowen Street, South Boston
26.	Z-11575	6/21/88	L & D Realty Trust 45 Kimball Street, Dorchester
27.	Z-11576	6/21/88	Boston Redevelopment Authority/EBCDC, Inc. 205 Sumner Street, East Boston
28.	Z-11577	6/21/88	Salvatore Spada 343 Metropolitan Avenue, Roslindale
*29.	Z-11579	6/21/88	James F. Johnson 690 Dorchester Avenue, Dorchester
30.	Z-11586	6/21/88	Guerino Garofalo 47 Metropolitan Avenue, Roslindale
31.	Z-11589	6/21/88	Ging Toy Lee 33 Garden Street, Boston
32.	Z-11590	6/21/88	Richard Camara 16 Winchester Street, Boston
33.	Z-11592	6/21/88	Margaret Pokorny 384 Marlborough Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

JUNE 9, 1988

Hearing

34.	Z-11593	6/21/88	Thomas C. Zion 775-781 Adams Street, Dorchester
35.	Z-11596	6/28/88	Kathleen Hornibrook 92 G Street, South Boston
36.	Z-11602	6/14/88	The PBC Corporation 543 Massachusetts Avenue, Boston
37.	Z-11604	6/28/88	Faragut Road Condo Trust 880 East Sixth Street, South Boston
38.	Z-11605	6/28/88	Geraldine Doering 131 West Seventh Street, South Boston
39.	Z-11621	6/21/88	Mark E. Matanes & Richard Eckler 317 Silver Street, South Boston
40.	Z-11645	6/21/88	Vahid Nickpour 275 Main Street, Charlestown
41.	Z-11675	6/21/88	John T. Mullins 17-23A Faulkner Street, Dorchester
*42.	Z-11704-11708	6/14/88 & 6/21/88	Boston Modular Homes, Inc. 152 & 192 Callender Street, 10 Mascot Street, 160 Woodrow Avenue, & 32 Floyd Street Dorchester
43.	Z-11754	6/28/88	Joanne M. Connolly 203-205 I Street, South Boston
*44.	Z-11731		J & M Realty Trust Mitchell J. Glassman 957 Commonwealth Avenue, Brighton
*45.	Z-11482-87	6/14/88	RAP-UP Limited Partnership 27-45 Vale Street, 60-64 Fulda Street, and 179-181 Thornton Street, Roxbury
*46.	Z-11734	6/28/88	Zarelli-Doney Associates, Inc. 262-266 Friend Street, Boston

*not included in original submission

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11142
Coverall Realty Trust
73 Addison Street
East Boston

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story rear addition to uniform rental structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11142, Coverall Realty Trust, 73 Addison Street, East Boston, for variance to erect one-story addition to uniform rental structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that building materials of proposed addition be consistent with existing structure; that property properly be maintained.



BOSTON NAVAL SHIPYARD
FUEL ANNEX

ADDISON

WORDSWORTH

BYRON

MOORE

CHAUCER

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Z-11142-73 ADDISON STREET, EAST BOSTON

CEMETERY

Board of Appeal Referrals

6/9/88

Hearing: 6/28/88

Z-11395
Estelle Davids
431-439 Boylston Street
Boston

Site: Five-story structure

District(s): General business (B-6-90A)

Purpose: Change occupancy from offices, retail, and bank
to same and TV workshop.

Violation(s): Trade school is conditional use.

VOTED: In reference to petition Z-11395, Estelle Davids, 431-439 Boylston Street, Boston, for conditional use for change of occupancy from offices, retail, and bank to same and TV workshop in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval. The proponent seeks permission to operate a Workshop for Television and Modeling at this location, which is not in the Downtown IPOD, rather part of the Boylston Street permanent zoning area. This use is consistent with the commercial nature of the area, and given the small class sizes (between 10 to 15 persons per class), the pedestrian and vehicular impacts of this use will be negligible. The Neighborhood Association of the Back Bay and the Back Bay Association are not in opposition to this proposal.



Z-11395 431-439 BOYLSTON STREET, BOSTON

Board of Appeal Referrals

6/9/88

3

Hearing: 6/14/88

Z-11423
Thomas J. Donnelly
151 Homestead Street
Roxbury

Site: Three-story structure

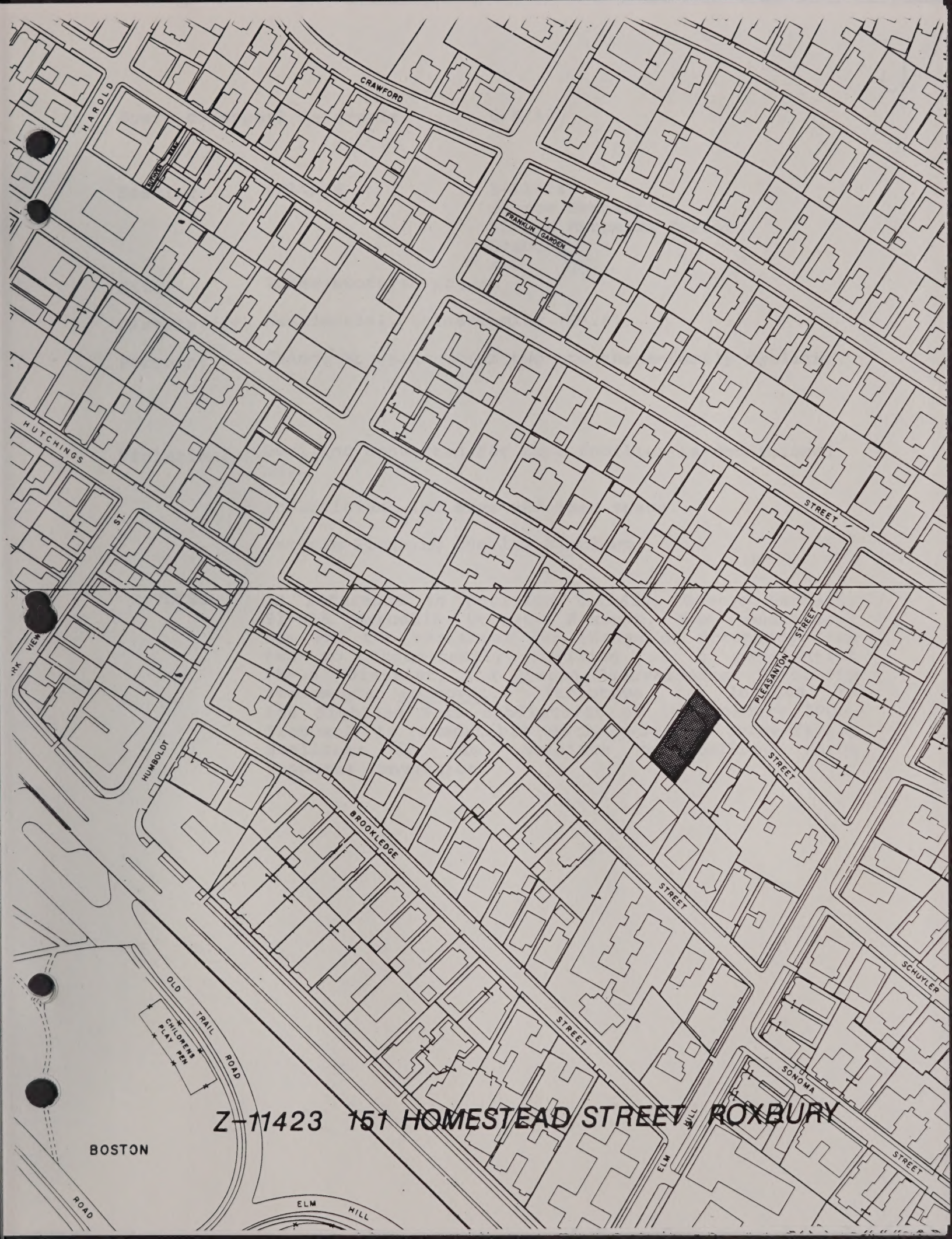
District(s): Apartment (H-1)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Insufficient lot area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11423, Thomas J. Donnelly, 151 Homestead Street, Roxbury, for variance for change of occupancy from six to eight apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Structure is located within the Washington Park South subdistrict of the Roxbury Interim Planning Overlay District. Large three-story masonry building has been vacant for several years; its proposed renovation will tend to contribute to the redevelopment of the neighborhood.



Z-11423 151 HOMESTEAD STREET ROXBURY

BOSTON

Board of Appeal Referrals

6/9/88

Hearing: 6/14/88

Z-11424
George Herbert
91-91A Marcella Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

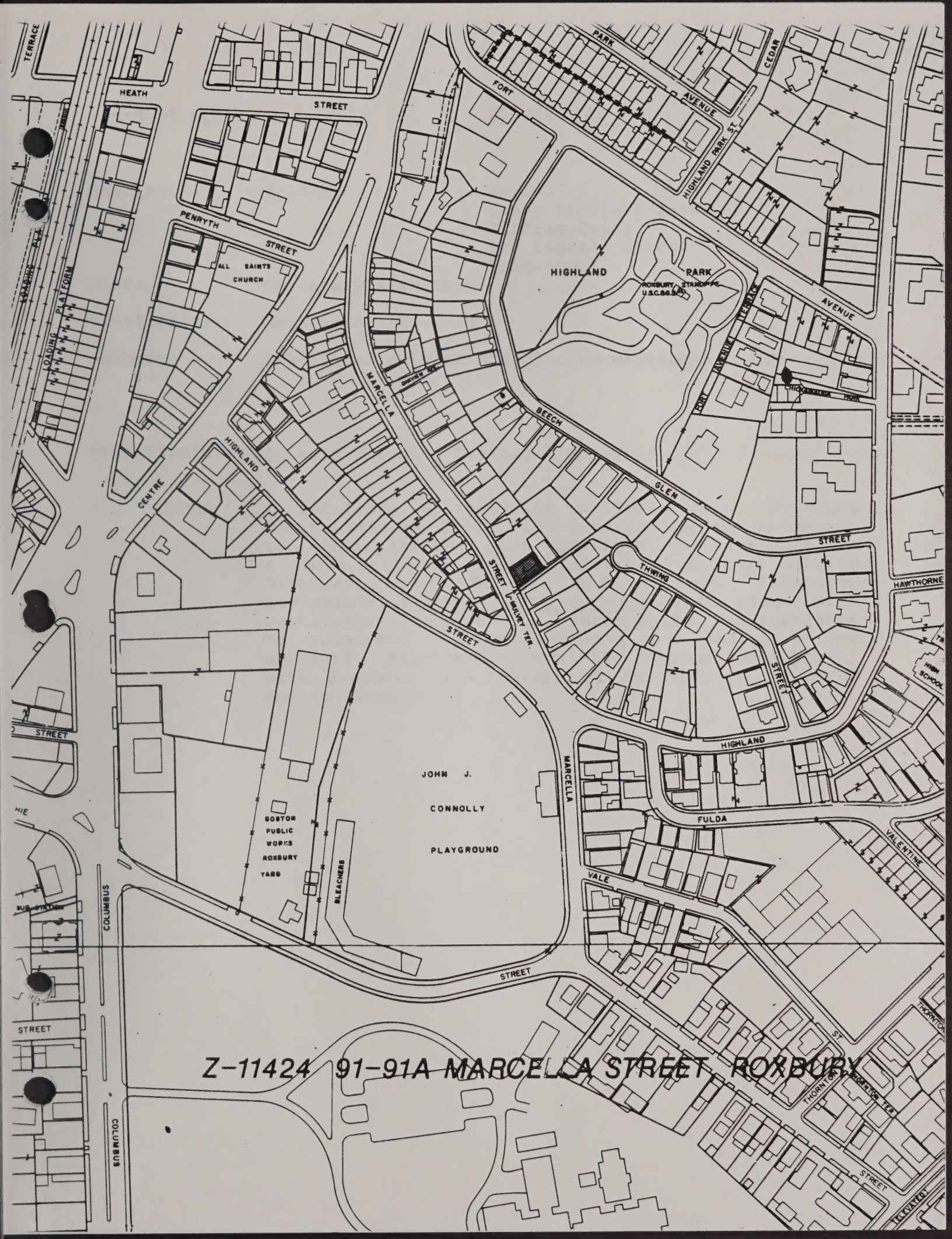
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11424, George Herbert, 91-91A Marcella Street, Roxbury, for conditional use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Structure is located in the Highland Park subdistrict of the Roxbury IPOD. Proposal is compatible with two- and three-family dwellings in the immediate neighborhood which supports conversion.



Z-11424 91-91A MARCELLA STREET ROXBURY

Board of Appeal Referrals

6/9/88

5

Hearing: 6/14/88 Z-11427
Casey Brothers Trust
William Casey
176 Lincoln Street
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect loading dock addition to warehouse.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11427, Casey Brothers Trust, William Casey, 176 Lincoln Street, Brighton, to erect loading dock addition to warehouse in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping improvements be submitted to the Authority for design review approval. Allston-Brighton PZAC recommended approval with provisos for removal of building on property and landscaping.



Z-11427 176 LINCOLN STREET, BRIGHTON

Board of Appeal Referrals

6/9/88

Hearing: 6/14/88

Z-11428
George Greer
2-4 Tupelo Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11428, George Greer, 2-4 Tupelo Street, Roxbury, for change of occupancy from two- to four-family dwelling in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Structure is located in the Quincy-Geneva subdistrict of the Roxbury IPOD. Existing condition for several years. Conversion has neighborhood support.



Z-11428 2-4 TUPELO STREET, ROXBURY

Board of Appeal Referrals

6/9/88

Hearing: 6/14/88

Z-11433
Leo Osgood
21-23 Lambert Street
Roxbury

Site: 2,310 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11433, Leo Osgood, 21-23 Lambert Street, Roxbury, for four variances to erect three-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until appellant reviews proposal with Roxbury Neighborhood Council.



Z-11433 21-23 LAMBERT STREET, ROXBURY

Board of Appeal Referrals

6/9/88

Hearing: 6/28/88

Z-11474-11475
Catherine A. Fitzgerald
283-285 E Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide duplex structure.

Violation(s): Insufficient lot area, width, and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11474-11475, Catherine A. Fitzgerald, 283-285 E Street, South Boston, for eight variances to subdivide duplex structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Three-family dwellings. Properties will be consistent with residential neighborhood.



Z-11474-11475 283-285 E STREET, SOUTH BOSTON

Board of Appeal Referrals

6/9/88

Hearing: 6/28/88

Z-11477-11478
James W. McKittrick
36-42 O Street
South Boston

Site: Two-story duplex structure

District(s): Apartment (H-1-50)

Purpose: Subdivide; legalize occupancy as two-family dwellings.

Violation(s): Insufficient lot area, frontage, and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11477-11478, James W. McKittrick, 36-42 O Street, South Boston, for ten variances to subdivide and legalize occupancy for two-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Subdivided lots would be inconsistent with those existing in this residential area.

Board of Appeal Referrals

6/9/88

10

Hearing: 6/14/88

Z-11480
George Phillips
110 Thornton Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11480, George Phillips, 110 Thornton Street, Roxbury, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Three-family occupancy of this dwelling located in the Washington Park North subdistrict of the Roxbury IPOD has been existing for many years and is consistent with the surrounding neighborhood.



Z-11480 110 THORNTON STREET, ROXBURY

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11505

Susan Stevenson & Douglas Friend
127 Charles Street
Boston

Site: 3½-Story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from four apartments, tail shop,
real estate office, and dry cleaning to six apartments,
dry cleaning, and dress shop.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-11505, Susan Stevenson
& Douglas Friend, 127 Charles Street, Boston, for
variance for change of occupancy from four
apartments, tailor shop, real estate office, and
dry cleaning to six apartments, dry cleaning, and
dress shop in a local business (L-2-65) district,
the Boston Redevelopment Authority recommends
approval. Six apartments existing for many years;
consistent with residential area.



Z-11505 127 CHARLES STREET, BOSTON

Board of Appeal Referrals

6/9/88

17

Hearing: 6/21/88

Z-11506
Hen Wom Ng
29 Commonwealth Terrace
Brighton

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Enclose rear porches of four-family structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11506, Hen Wom Ng, 29 Commonwealth Terrace, Brighton, to enclose rear porches of four-family dwelling in an apartment (H-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is unobtrusive and compatible with neighborhood. Allston-Brighton PZAC voted no position.



Z-11506 29 COMMONWEALTH TERRACE, BRIGHTON

Board of Appeal Referrals

6/9/88

13

Hearing: 6/21/88

Z-11520
O & W Realty Trust
70-90 Leo Birmingham Parkway
Brighton

Site: Two-story structure

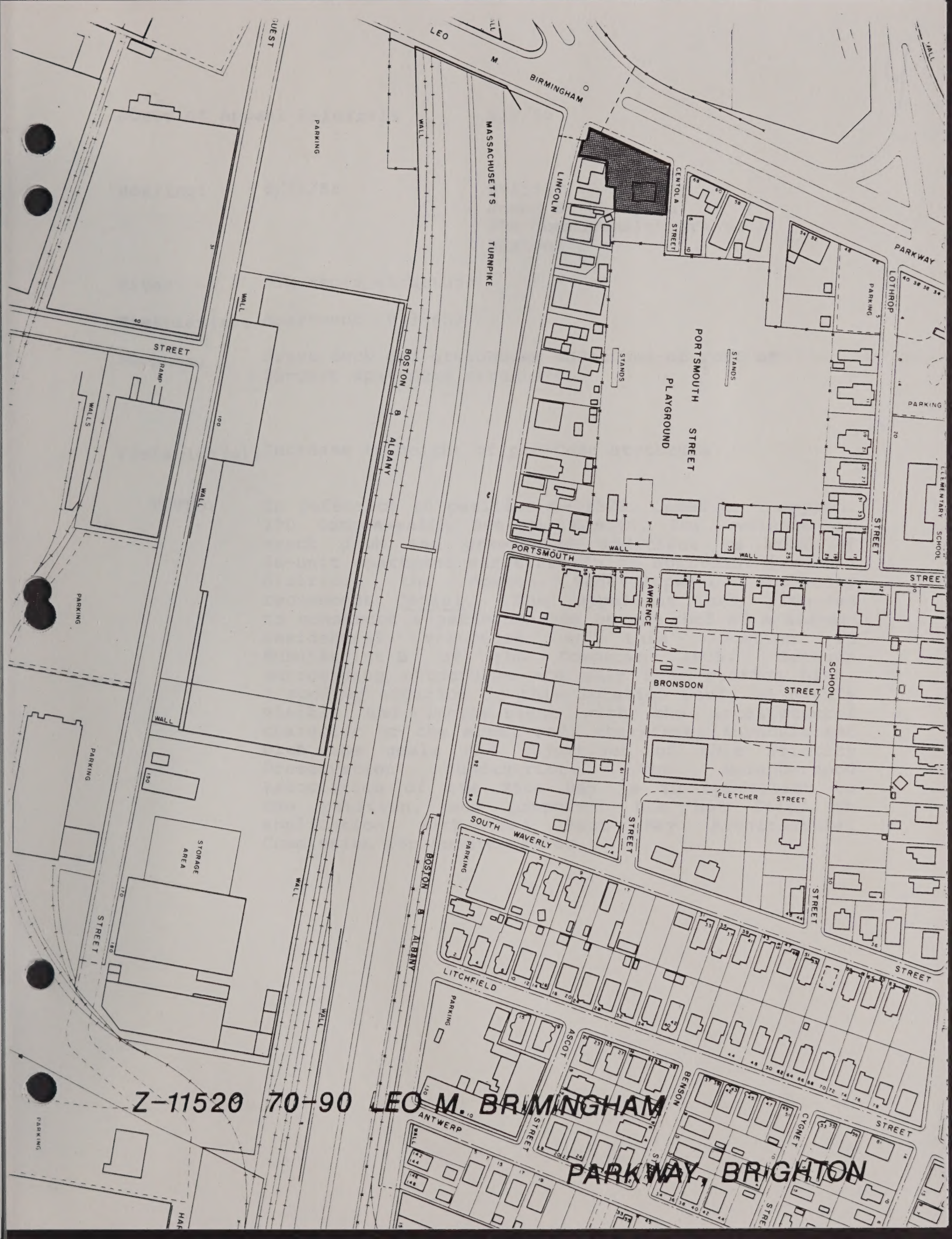
District(s): Local business (L-1)

Purpose: Erect addition to garage structure.

Violation(s): Insufficient front and rear yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11520, O & W Realty Trust, 70-90 Leo Birmingham Parkway, Brighton, for two variances to erect addition to garage structure in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed 340-square-foot second-floor addition does not extend beyond footprint of building presently under construction. Abutters, Allston-Brighton Improvement Association, and Allston-Brighton PZAC support project.



Board of Appeal Referrals

6/9/88

14

Hearing: 6/14/88

Z-11522
James B. Thompson
290 Commonwealth Avenue
Boston

Site: Six-story structure

District(s): Apartment (H-3-65)

Purpose: Erect deck and greenhouse additions of roof of
26-unit apartment structure.

Violation(s): Increase in height of pre-Code structure.

VOTED: In reference to petition Z-11522, James B. Thompson, 290 Commonwealth Avenue, Boston, for variance to erect deck and greenhouse additions on roof of 26-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. The appellant has proposed to construct a patio/sunroom on the roof of a six-story residential structure at this location in Subdistrict B of the Downtown IPOD. Because surrounding structures are only four stories high, a rooftop addition in this location would be highly visible and inconsistent with the architectural character of the area, and, therefore, inconsistent with the goals and objectives of this Priority Preservation Subdistrict. The Neighborhood Association of the Back Bay is in opposition to the petition, and proponent has not filed an application with the Back Bay Architectural Commission for consideration.



11522 290 COMMONWEALTH AVE, BOSTON

Board of Appeal Referrals

6/9/88

15

Hearing: 6/21/88 Z-11556-11557
Pierre & Crena Joseph
40-46 Callender Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two two-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, front, and rear yards.

VOTED: In reference to petitions Z-11556-11557, Pierre & Crena Joseph, 40-46 Callender Street, Dorchester, for ten variances to erect two two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Residential development on this site is appropriate, however two-story duplex townhouses do not reflect existing density of structures along Callender or Lauriat Streets. Appellant should meet with the Authority to address concerns with respect to residential development of this site.

FRANKLIN FIELD
DEVELOPMENT
BOSTON HOUSING
AUTHORITY
BOSTON 667-1

FRANKLIN FIELD
DEVELOPMENT
BOSTON HOUSING
AUTHORITY
BOSTON 667-2

MARY'S
CEMETERY

ST. MARY'S
CEMETERY

Z-11556-11557 40-46 CALLENDER ST, DORCHESTER

Board of Appeal Referrals

6/9/88

Hearing: 6/14/88

Z-11558
Marilyn Joan Lapidus
128A-128 Tremont Street
Boston

Site: Five-story structure

District(s): General business (B-10)

Purpose: Change occupancy from stores, offices, and restaurant to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11558, Marilyn Joan Lapidus, 128A-128 Tremont Street, Boston, for conditional use for change of occupancy from stores, offices, and restaurant to same and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends denial without prejudice. The proponent wishes to open a Dunkin' Donuts Shop with seating for 18 patrons at this location, which is in Subdistrict L of the Downtown IPOD and in the Midtown/Cultural Special Study Area. Although restaurant uses are not inconsistent with the goals and objectives of this Special Study Area, this type of fast food use should not be encouraged along this portion of Tremont Street. In addition, Tremont Street was one of the first streets along which the Boston Transportation Department imposed the Traffic Relief Program, and the Department believes that such a take-out use would encourage motorists to stop their cars, block traffic, and increase congestion. The intent of the Traffic Relief Program is to improve traffic flow along designated streets in part by making existing lanes more efficient.



Z-11558 128A-128 TREMONT ST, BOSTON

Board of Appeal Referrals

6/9/88

17

Hearing: 6/14/88

Z-11559
George Galanis
80 Allston Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-11559, George Galanis, 80 Allston Street, Allston, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed conversion does not enhance neighborhood and would further impact constricted on-street parking.

STANLEY A. RINGER
PLAYGROUND

Z-11559-80 ALLSTON ST. ALLSTON

Board of Appeal Referrals

6/9/88

18

Hearing: 6/14/88

Z-11560
Willa Mae Brothers
34 Algonquin Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling to lodging house (11 lodgers).

Violation(s): Lodging house is conditional use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11560, Willa Mae Brothers, 34 Algonquin Street, Dorchester, for conditional use and two variances for change of occupancy from one-family dwelling to lodging house (11 lodgers) in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Residents are concerned about continued operation of this existing lodging house. Appellant should meet with community to address and resolve specific issues.



Z-11560 34 ALGONQUIN ST, DORCHESTER

Board of Appeal Referrals

6/9/88

19

Hearing: 6/14/88

Z-11561-11562
Robert Gersten
10-12 Newport Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

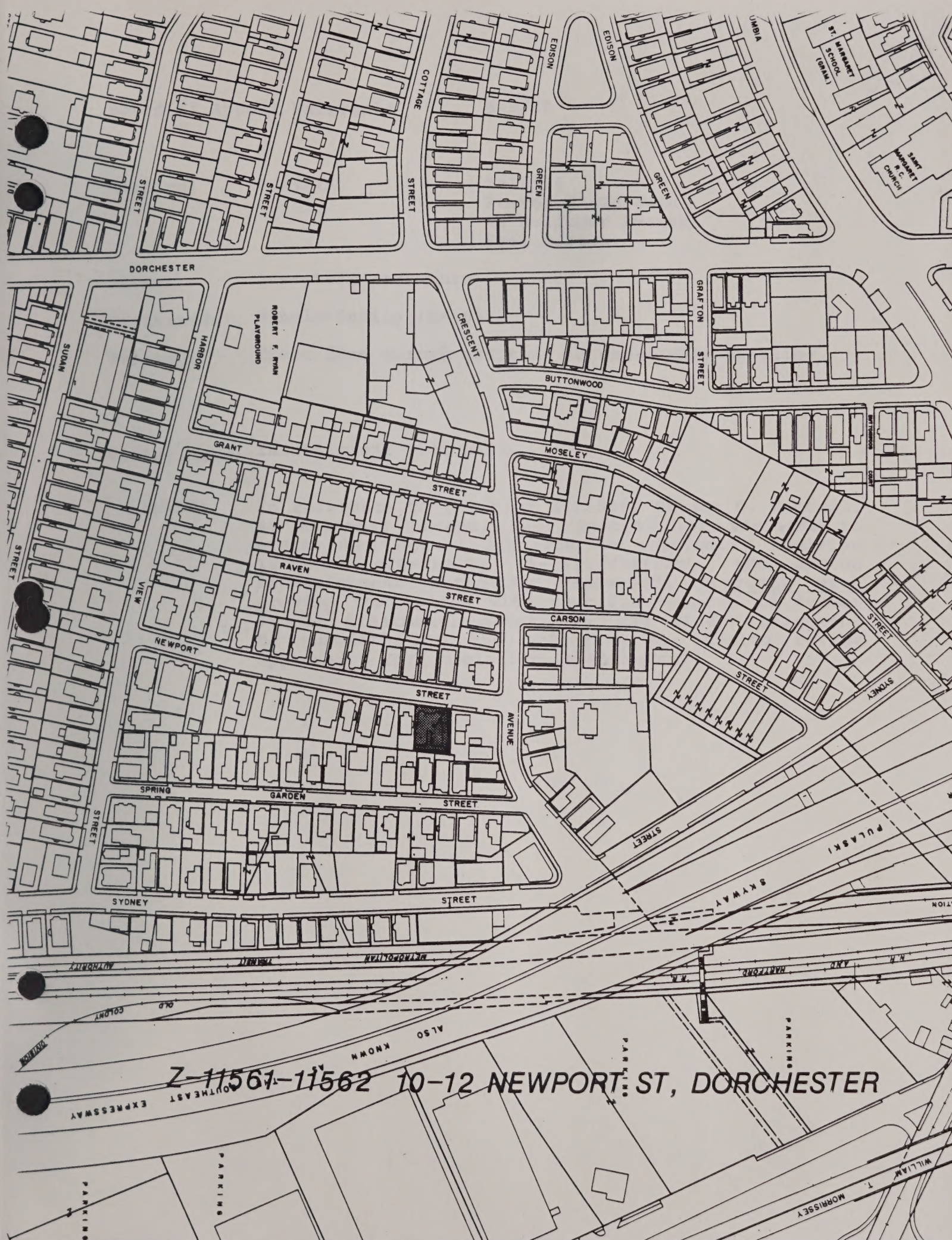
Purpose: Subdivide duplex structure--three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11561-11562, Robert Gersten, 10-12 Newport Street, Dorchester, for nine variances to subdivide duplex structure--three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed subdivision would create substandard lots of 2,628 and 1,852 square feet and would create a negative precedent in this densely developed neighborhood.

Z-11561-11562 10-12 NEWPORT ST. DORCHESTER



Z-11561-11562 10-12 NEWPORT ST, DORCHESTER

Board of Appeal Referrals

6/9/88

20

Hearing: 6/14/88

Z-11566
Steven G. Goodwin
46 Waldemar Avenue
East Boston

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11566, Steven G. Goodwin, 46 Waldemar Avenue, East Boston, for variance to erect shed dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with specific respect to dormer facade treatment, materials, and window placement be submitted to the Authority for design review approval. Yard violation is technical.



Z-11566 46 WALDEMAR AVE, EAST BOSTON

Board of Appeal Referrals

6/9/88

21

Hearing: 6/14/88 Z-11567
Martin J. Hogan
12 Linden Street
South Boston

Site: 2½-Story structure

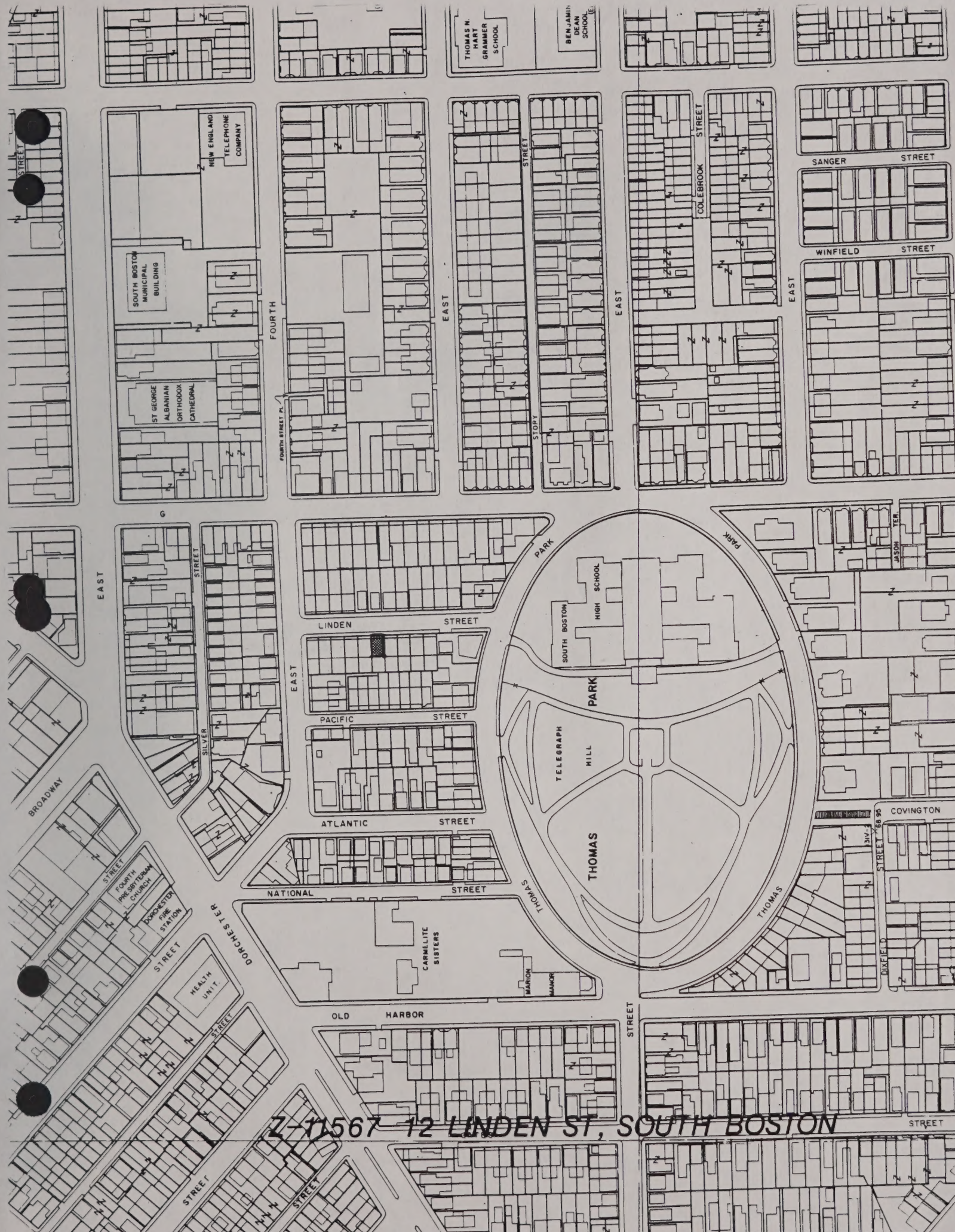
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11567, Martin J. Hogan, 12 Linden Street, South Boston, for forbidden use and variance to legalize occupancy for two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition approximately nine years. Consistent with one- and two-family residential neighborhood.



Z-11567 12 LINDEN ST, SOUTH BOSTON

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11570
Henry L. Chan
45 Hopedale Street
Brighton

Site: Vacant land

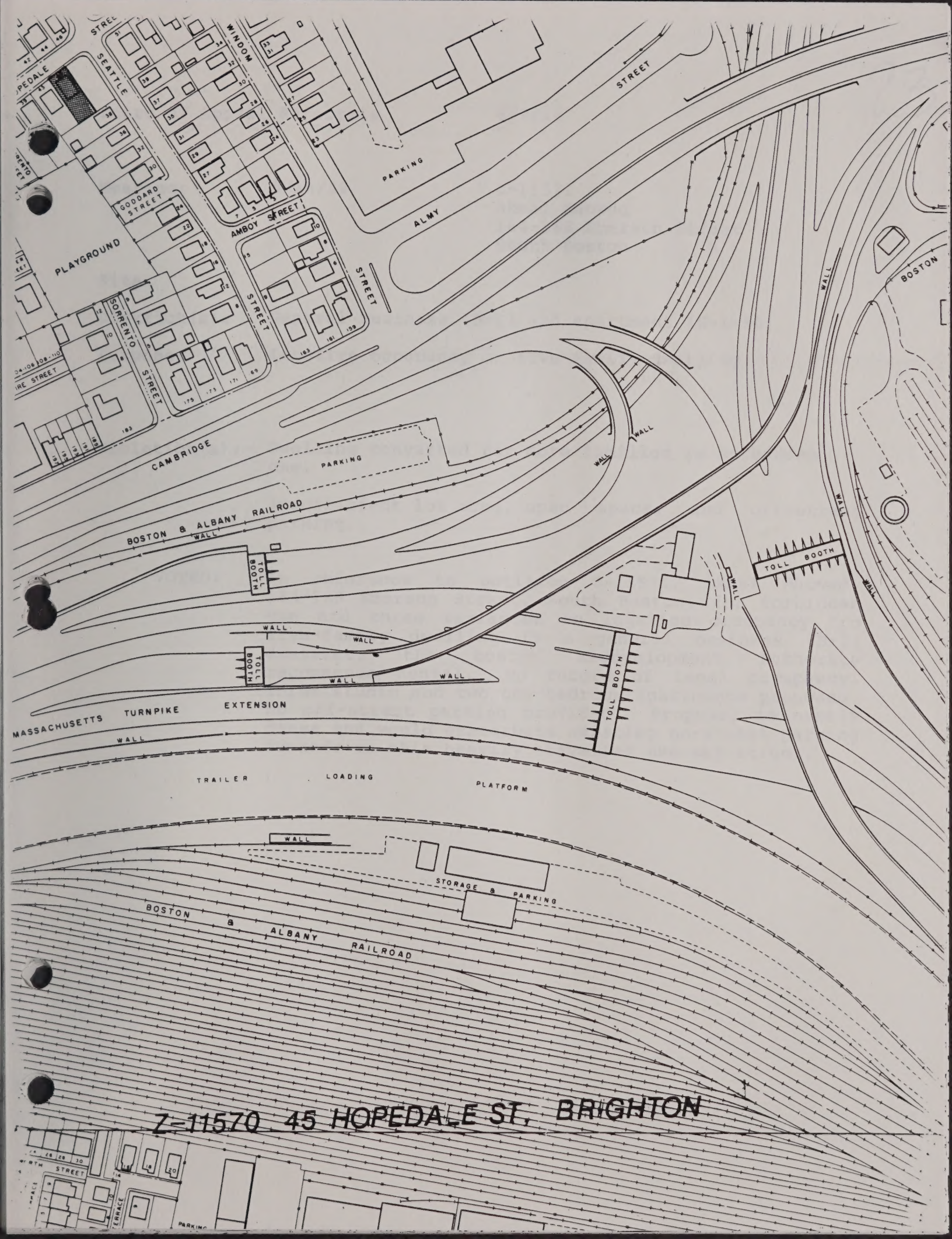
District(s): Residential, two-family (R-.5)

Purpose: ERect five-apartment structure.

Violation(s): Five-apartment structure is forbidden use.

Insufficient lot area, open space, front, and rear yards.

VOTED: In reference to petition Z-11570, Henry L. Chan, 45 Hopedale Street, Brighton, for forbidden use and four variances to erect five-apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Property is located in the North Allston subarea of the Allston-Brighton Interim Planning Overlay District. Five units is an inappropriate density for this site. Appellant should review plans with Authority under IPOD process.



Z-11570 45 HOPEDALE ST. BRIGHTON

Board of Appeal Referrals

6/9/88

23

Hearing: 6/14/88

Z-11571
Akmal Maowed
164-168 Emerson Street
South Boston

Site:

District(s): General business (B-1) and apartment (H-1-50)

Purpose: Legalize occupancy as five-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

VOTED:

In reference to petition Z-11571, Akmal Maowed, 164-168 Emerson Street, South Boston, for forbidden use and three variances to legalize occupancy for five-family dwelling in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Three studio and two one-bedroom apartments proposed. No off-street parking provided. Proposal is overly dense and would exacerbate existing on-street parking demands on this heavily travelled one-way street.



164-168 EMERSON ST, SOUTH BOSTON

Board of Appeal Referrals

6/9/88

24

Hearing: 6/21/88

Z-11572
Martin Lydon
11 Altacrest Road
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11572, Martin Lydon, 11 Altacrest Road, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that building materials be consistent with existing structure. Yard violaton is technical.



Z-11572

11 ALTACREST RD, WEST ROXBURY

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11573-11574
William P. McLaughlin
174-176 Bowen Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide duplex structure and legalize three-family dwelling.

Violation(s): Insufficient lot area, width, and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11573-11574, William P. McLaughlin, 174-176 Bowen Street, South Boston, for eight variances to subdivide duplex structure and legalize three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Properties will be compatible with surrounding residential neighborhood.



Z-11573-11574 174-176 BOWEN ST, SOUTH BOSTON

Board of Appeal Referrals

6/9/88

26

Hearing: 6/21/88

Z-11575
L & D Realty Trust
45 Kimball Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Use premises for ancillary parking.

Violation(s): Ancillary parking is forbidden use.

Off-street parking not allowed in front yard nor
within five feet of side lot line.

VOTED: In reference to petition Z-11575, L & D Realty Trust, 45 Kimball Street, Dorchester, for forbidden use and variance to use premises for ancillary parking in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral.
Parking of 22 cars for employees of Kryptonite manufacturing located on Freeport Street. Appellant should review proposal with the Freeport-Adams Civic Association.



2-11575-45 KIMBALL ST, DORCHESTER

Board of Appeal Referrals

6/9/88

27

Hearing: 6/21/88 Z-11576
Boston Redevelopment Authority
EBCDC, Inc.
205 Summer Street
East Boston

Site: 14,357 Square feet of land

District(s): Apartment (H-2-U)

Purpose: Erect three-story office structure.

Violation(s): Office building is forbidden use.
Insufficient off-street parking and loading.
Off-street parking design.

VOTED: In reference to petition Z-11576, Boston Redevelopment Authority, EBCDC, Inc., 205 Summer Street, East Boston, for forbidden use and three variances to erect three-story office structure in an apartment (H-2-U) urban renewal area subdistrict, the Boston Redevelopment Authority recommends approval subject to the proviso that plans be submitted to the Authority for design review approval. Proposed structure for new Welfare Department offices being developed by the East Boston Community Development Corporation is consistent with existing land use patterns and is sensitive to the community's desire to revitalize Maverick Square. Design and proposed materials are reflective of existing structures which serves to increase the cohesiveness of the Square. Extensive community review was an integral part of developing plans for this site. East Boston PZAC voted to support project after several public hearings.



Z-11576 205 SUMNER ST, EAST BOSTON

BERTH NO 2

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11577
Salvatore Spada
343 Metropolitan Avenue
Roslindale

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot width and frontage.

VOTED: In reference to petition Z-11577, Salvatore Spada, 343 Metropolitan Avenue, Roslindale, for forbidden use and two variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed use is not inconsistent with immediate land use patterns. However, proposed structure as outlined in the skeletal information provided by appellant indicates the type of construction would be inconsistent with surrounding properties and therefore incompatible and detrimental to the neighborhood. There has been no community input.



Z-11577 343 METROPOLITAN AVE, ROSINDALE

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11579
James F. Johnson
690 Dorchester Avenue
South Boston

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect three-apartment townhouse structure.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11579, James F. Johnson, 690 Dorchester Avenue, South Boston, for two variances to erect three-apartment townhouse structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. Appellant should review proposed development with community and Authority.



Z-11579 690 DORCHESTER AVE, SOUTH BOSTON

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11586
Guerino Garofalo
47 Metropolitan Avenue
Roslindale

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11586, Guerino Garofalo, 47 Metropolitan Avenue, Roslindale, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition. Consistent with predominantly two-family properties in this residential neighborhood.



Z-11586 47 METROPOLITAN AVE, ROSLINDALE

Board of Appeal Referrals

6/9/88

31

Hearing: 6/21/88

Z-11589
Ging Toy Lee
33 Garden Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from four to five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-11589, Ging Toy Lee, 33 Garden Street, Boston, for forbidden use and variance for change of occupancy from four to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. No exterior changes. Proposal is compatible with residential neighborhood.



Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11590
Richard Camara
16 Winchester Street
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Erect one-story rear addition to six-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11590, Richard Camara, 16 Winchester Street, Boston, for two variances to erect one-story rear addition to six-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso for continuing design review. The appellant wishes to construct a one-story 84-square-foot addition to the rear of his existing structure, which is located in Subdistrict A of the Downtown IPOD, a Priority Preservation Subdistrict. Because of the location of the addition to the rear of the existing structures, and because of its compatibility in size and design to surrounding structures, it is believed that this proposal retains the architectural scale and historic character of the area and, therefore, is in compliance with the IPOD. The Bay Village Neighborhood Association voted not to oppose this proposal, and the Condo Association representing the residents of 12-18 Winchester Street is also not in opposition to this project.



Hearing: 6/21/88

Z-11592
Margaret Pokorny
384 Marlborough Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-3-65)

Purpose: Erect seven-foot wall in rear of one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11592, Margaret Pokorny, 384 Marlborough Street, Boston, for two variances to erect seven-foot wall in rear of one-family dwelling in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. The proponent wishes to construct a brick garden wall seven feet high around the rear of her property. The Neighborhood Association of the Back Bay is not in opposition to this proposal, and the Back Bay Architectural Commission has issued a Certificate of Appropriateness with regard to the design. This proposal is located in Subdistrict B of the Downtown IPOD and is consistent with the architectural scale and historic character of the area.



Z-11592 384 MARLBOROUGH ST, BOSTON

Board of Appeal Referrals

6/9/88

34

Hearing: 6/21/88 Z-11593
Adams-Minot Condominium
Thomas C. Zion
775-781 Adams Street
Dorchester

Site: Three-story structure

District(s): General business (B-1)

Purpose: Erect one-story storage addition.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11593, Adams-Minot Condominium, Thomas C. Zion, 775-781 Adams Street, Dorchester, for variance to erect one-story storage addition in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. Two-family and store structure located in the center of Adams Village is prominent in this commercial district. Neighbors have expressed concern with respect to the use of the addition and its physical impact on abutting properties. Appellant should review proposal with Cedar Grove Civic Association.



Z-11593 775-781 ADAMS ST, DORCHESTER

Board of Appeal Referrals

6/9/88

35

Hearing: 6/28/88 Z-11596
Kathleen Hornibrook
92 G Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling; erect
roofdeck addition.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-11596, Kathleen
Hornibrook, 92 G Street, South Boston, for three
variances to legalize occupancy for three-family
dwelling and erect roofdeck addition in an apartment
(H-1-50) district, the Boston Redevelopment Authority
recommends deferral. Submitted plans indicate
four apartments and no roofdeck. Petitioner should
present correct plans to community and Authority
for review.



Z-11596 92 G STREET, SOUTH BOSTON

MASS 2-30

WM. J. FOLEY, SR. APTS.

BOSTON HOUSING AUTHORITY

Board of Appeal Referrals

6/9/88

36

Hearing: 6/14/88

Z-11602
The PBC Corporation
543 Massachusetts Avenue
Boston

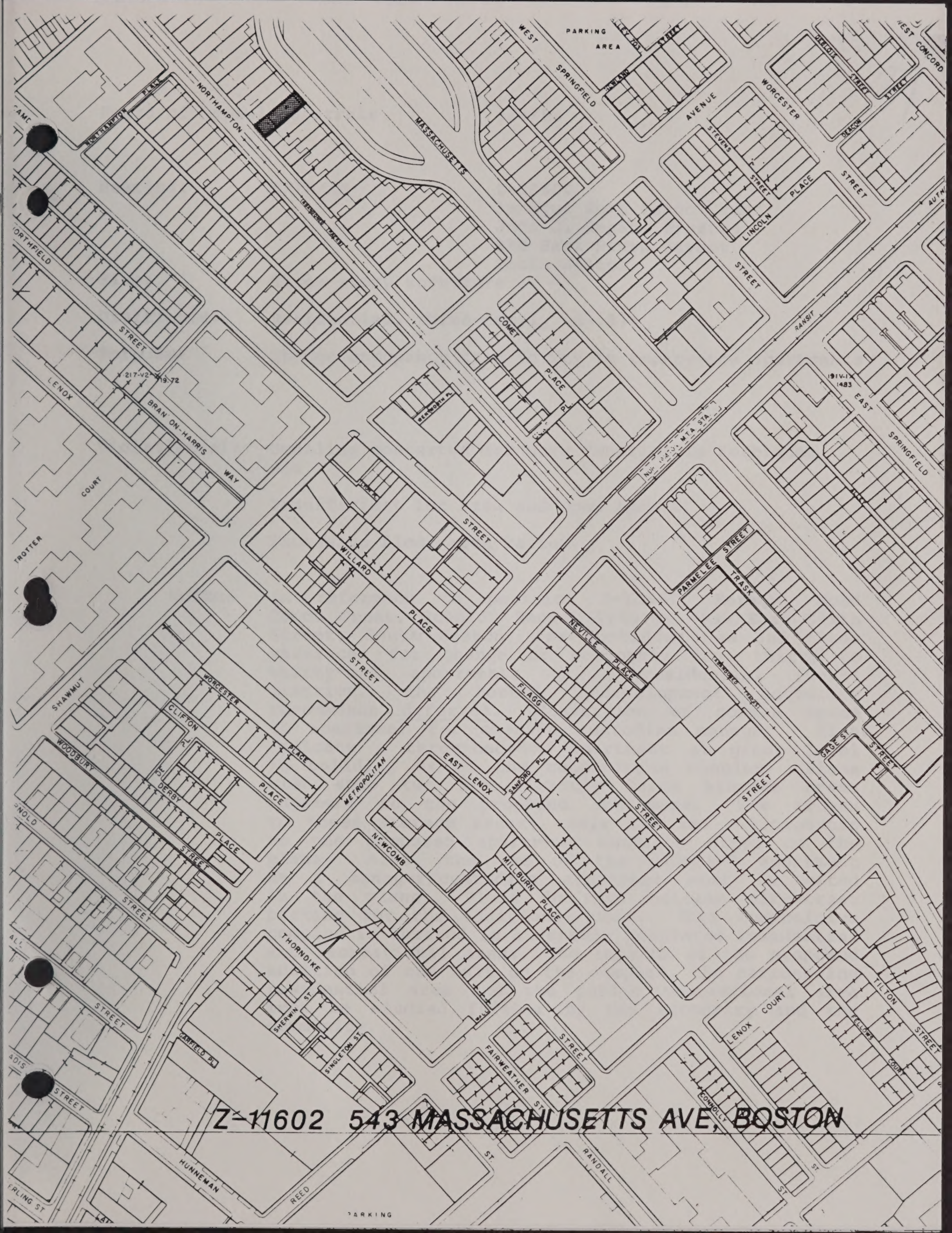
Site: 4½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from civil service and secretarial school to five apartments.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11602, The PBC Corporation, 543 Massachusetts Avenue, Boston, for variance for change of occupancy from civil service and secretarial school to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral. Size of units and off-street parking are critical concerns which appellant must review with Authority and Chester Park Neighborhood Association.



Z-11602 543 MASSACHUSETTS AVE, BOSTON

Board of Appeal Referrals

6/9/88

37

Hearing: 6/28/88 Z-11604
Faragut Road Condo Trust
John J. Regan, Trustee
880 East Sixth Street
South Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from thirty to thirty-one apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11604, Faragut Road Condo Trust, John J. Regan, Trustee, 880 East Sixth Street, South Boston, for forbidden use and three variances for change of occupancy from thirty to thirty-one apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Conversion of common space to apartment for on-site custodian manager. Plans indicate a three-bedroom apartment at grade level in building #4 of the condominium complex. Plans also show two significantly large storage areas adjacent to the proposed apartment. The access to these storage areas, their use and relationship to the proposed apartment must be cited on the plans. Also, the use of the proposed apartment as a manager/custodian apartment must be cited in the plans. Plans do not indicate off-street parking for the additional unit. This condominium complex is located in a densely populated residential and recreational area. The impacts of the proposed addition of one unit on the complex, the surrounding residential area and the public recreational area must be studied further by the Authority and the community.

Z-11604 880 EAST SIXTH ST, SOUTH BOSTON



Board of Appeal Referrals

6/9/88

Hearing: 6/28/88

Z-11605
Geraldine Doering
131 West Seventh Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11605, Geraldine Doering, 131 West Seventh Street, South Boston, for forbidden use and two variances for change of occupancy from one- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Submitted plans do not include floor plans nor elevations. Appellant should review project with the Authority.



Z-11605 131 WEST SEVENTH ST, SOUTH BOSTON

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88 Z-11621
Mark F. Matanes
317 Silver Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50) and Local business (L-1)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11621, Mark F. Matanes, 317 Silver Street, South Boston, for forbidden use and three variances to legalize occupancy as four-family dwelling in a local business (L-1) and apartment (H-1-50) districts, the Boston Redevelopment Authority recommends denial. Silver Street serves as access to residential structures and delivery and parking areas of commercial buildings. Plans do not indicate off-street parking. On-street parking for residents and their guests is scarce. No record of legal occupancy.



Z-11621 317 SILVER STREET, SOUTH BOSTON

Board of Appeal Referrals

6/9/88

40

Hearing: 6/21/88

Z-11645
Vahid Nickpour
275 Main Street
Charlestown

Site: One-story structure

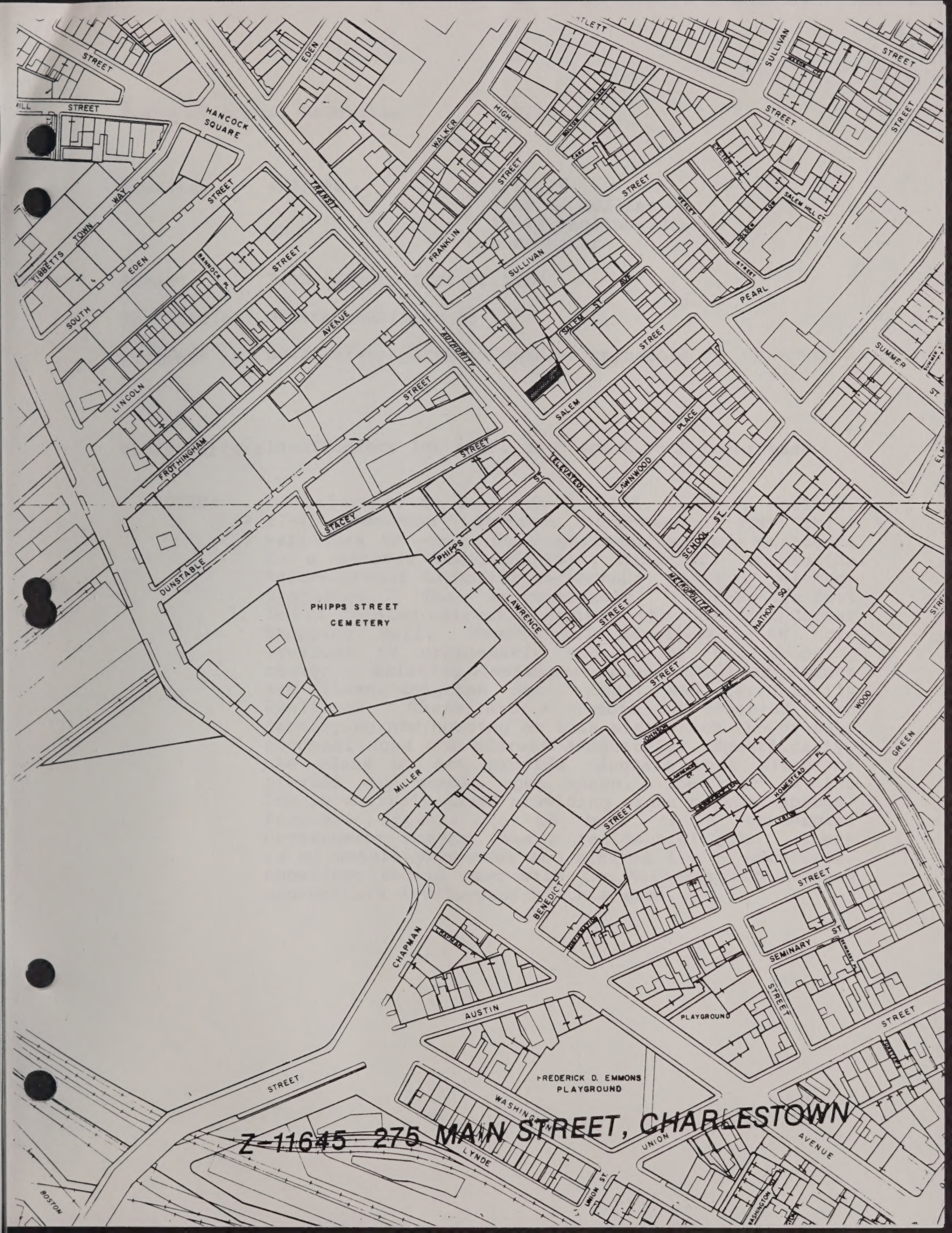
District(s): Local business (L-1)

Purpose: Erect second-story addition; legalize rear addition
to real estate office.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11645, Vahid Nickpour,
275 Main Street, Charlestown, for two variances
to erect second-story addition and legalize rear
addition in a local business (L-1) district, the
Boston Redevelopment Authority recommends approval.
Variance for excessive floor area ratio has been
approved by the Board of Appeal, Z-11250, on this
proposal.



PHIPPS STREET
CEMETERY

Z-11645 275 MAIN STREET, CHARLESTOWN

Board of Appeal Referrals

6/9/88

Hearing: 6/21/88

Z-11675
John T. Mullins
17-23 Faulkner Street
Dorchester

Site: 7,933 Square feet of land

District(s): General business (B-1)

Purpose: Erect five-apartment modular structure.

Violation(s): Insufficient lot area, open space, and front yard.

VOTED: In reference to petition Z-11675, John T. Mullins, 17-23 Faulkner Street, Dorchester, for three variances to erect five-apartment modular structure in a general business (B-1) district, the Boston Redevelopment Authority recommends denial without prejudice. The approximately 7,933-square-foot lot is located directly behind the Field's Corner Shopping Mall. Residential development at this location is problematic because of the shopping center. Existing residences along Faulkner Street are frame, detached one-, two-, and three-family dwellings. There are a number of concerns with developing new housing on this site which the present proposal does not address adequately. Specifically, the plans do not provide adequate unit sizes or provide any usable open space. The rear of the lot is entirely paved providing eight parking spaces. Proposal appears to be more of a commercial development scheme than a residential plan. There is no usable yard area and minimal living amenities. Appellant should meet with the Authority to discuss appropriate development of this site.



Z-11675 17-23 FAULKNER ST, DORCHESTER

Board of Appeal Referrals

6/9/88

42

Hearing: 6/14/88 & 6/21/88 Z-11704-11708
Public Facilities Department
Boston Modular Homes, Inc., Agent
152 & 199 Callender Street,
10 Mascot Street, 32 Floyd Street,
and 160 Woodrow Avenue, Dorchester

Site: 6,445 Square feet of land

District(s): Residential, two-family (R-.5) and Residential,
three-family (R-.8)

Purpose: Erect five three-story three-apartment structures.

Violation(s): Three-family dwelling is forbidden use.

Off-street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area, width, open space, side,
rear yards, and off-street parking.

Excessive floor area ratio and height of building.

VOTED: In reference to petitions Z-11704-11708, Public
Facilities Department, Boston Modular Homes, Inc.,
Agent, 152 & 199 Callender Street, 10 Mascot Street,
32 Floyd Street, and 160 Woodrow Avenue, Dorchester,
for two forbidden uses and thirty-five variances
to erect five three-story three-apartment structures
in a residential (R-.5 and (R-.8) districts, the
Boston Redevelopment Authority recommends approval.
Structures will be constructed under the Public
Facilities Department Project 747 Program developing
new housing on City-owned parcels. Proposals are
consistent with redevelopment efforts throughout
the neighborhood and will maintain its existing
residential character.

Z-11704-11708 TO MASCOT, 160 WOODROW,
152-199 CALLENDER STREETS &
32 FLOYD ST, DORCHESTER



43

Board of Appeal Referrals

6/9/88

Hearing: 6/28/88

Z-11754
Joanne M. Connolly
203-205 I Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11754, Joanne M. Connolly, 203-205 I Street, South Boston, for variance to erect rear deck addition to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that width of deck be reduced to eleven feet by eliminating three feet from its left side; that plans be submitted to the Authority for design review approval. Reduction would ensure privacy of abutters at 199-201 I Street.



2-11754

203-205

STREET

SOUTH BOSTON

Board of Appeal Referrals

6/9/88

Hearing:

Z-11731
J & M Realty Trust
Mitchell J. Glassman
957 Commonwealth Avenue
Brighton

Site: One-story structure

District(s): General business (B-2)

Purpose: Change occupancy to retail sales, restaurant, offices,
24-hour store, bank teller machine, and laundromat.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11731, J & M Realty Trust, Mitchell J. Glassman, 957 Commonwealth Avenue, Brighton, for change of occupancy to retail sales, restaurant, offices, 24-hour store, bank teller machine, and laundromat in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that laundromat capacity not exceed 22 washers and 16 dryers; that laundromat extend to appellant only and expire upon sale, lease, rental, or other disposition of property. Appellant has modified plans to resolve concerns.



Z-11731

957 COMMONWEALTH AVE. BRIGHTON

Board of Appeal Referrals

6/9/88

45

Hearing: 6/14/88 Z-11482-11487
RAP-UP III Limited Partnership
27-45 Vale Street, 60-64 Fulda Street,
and 179-181 Thornton Street, Roxbury

Site: 97,230 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect six structures containing 45 apartments.

Violation(s): Insufficient front yard.

Off-street parking is not allowed within front
nor within five feet of side lot line.

Interim Planning Overlay District.

Two or more dwellings on same lot.

VOTED: In reference to petitions Z-11482-11487, RAP-UP
III Limited Partnership, 27-45 Vale Street, 60-64
Fulda Street, and 179-181 Thornton Street, Roxbury,
for ten variances to erect six structures containing
45 apartments in a residential (R-.8) Interim
Planning Overlay District, the Boston Redevelopment
Authority recommends deferral. The Roxbury
Neighborhood Council and the "Highland Park Joint
Development Committee" have raised significant
reservations with the projects affordability ratio.
The developers have been requested to explore subsidy
sources and to further review their development
pro-formas to determine the feasibility of greater
affordability. Until the developers respond to
these issues, the community groups (RNC et. al)
are not prepared to support an IPOD permit or
generally support the variance requested from the
Board of Appeal.

Board of Appeal Referrals

6/9/88

46

Hearing: 6/28/88 Z-11734
Zarelli-Doney Associates, Inc.
262-266 Friend Street
Boston

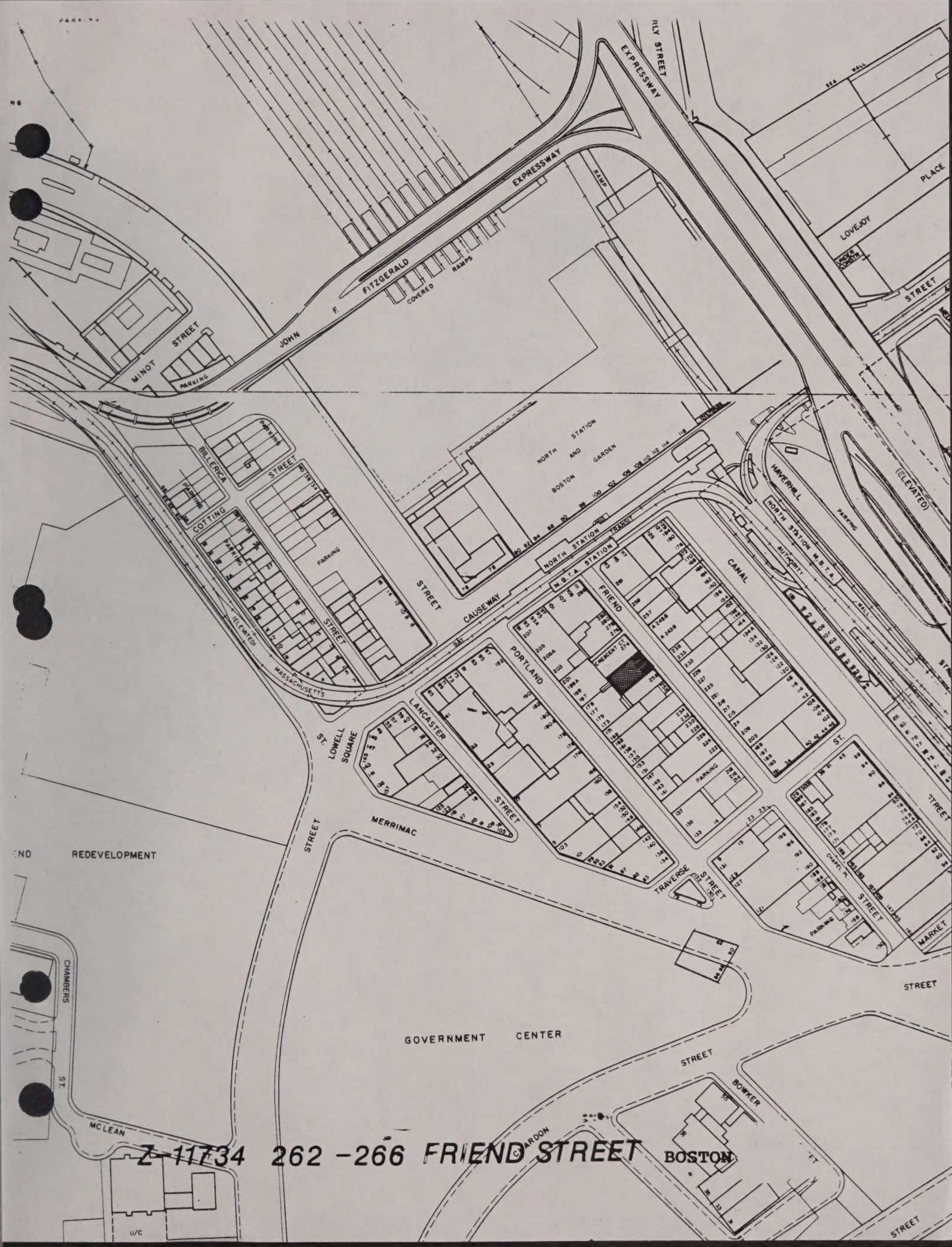
Site: Three-story structure

District(s): Manufacturing (M-4)

Purpose: Erect four-floor addition to commercial-lounge structure.

Violation(s): Excessive floor area ratio.
Insufficient setback of parapet.

VOTED: In reference to petition Z-11734, Zarelli-Doney Associates, Inc., 262-266 Friend Street, Boston, for two variances to erect four-floor addition to commercial-lounge structure in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends deferral. Detailed plans must be submitted to the Authority for design review. Property is located in the Bulfinch Triangle, a "Restricted Growth" district; Authority policy requires maintenance and improvement of the area's historic character. The June 8, 1988, proposal, which entails the reconstruction of an existing blighted three-story load-bearing masonry building into a seven-story brick veneer structure (78'-10" roof, 6.7 FAR) with stone trim and metal cornice appears to be consistent with the area in terms of materials and proportion; however, more detailed plans are necessary for complete review.



Z-11734 262 -266 FRIEND STREET BOSTON